



Wylie City Council

NOTICE OF MEETING

Regular Meeting Agenda

November 13, 2018 – 6:00 pm
Wylie Municipal Complex
Council Chambers/Council Conference Room
300 Country Club Road, Building #100

Eric Hogue Mayor
Keith Stephens Mayor Pro Tem
Matthew Porter Place 2
Jeff Forrester Place 3
Candy Arrington Place 4
Timothy T. Wallis, DVM Place 5
David Dahl Place 6
Mindy Manson City Manager
Richard Abernathy City Attorney
Stephanie Storm City Secretary

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: www.wylietexas.gov within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: www.wylietexas.gov.

The Mayor and City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020.

Hearing impaired devices are available from the City Secretary prior to each meeting.

CALL TO ORDER

Announce the presence of a Quorum

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

- **Wylie Way Students**
- **Proclamation for Small Business Saturday in Wylie**

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Council regarding an item that is not listed on the Agenda. Residents must fill out a non-agenda form prior to the meeting in order to speak. Council requests that comments be limited to three (3) minutes. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider, and act upon, approval of the Minutes of October 23, 2018 Regular Meeting of the Wylie City Council.** *(S. Storm, City Secretary)*
- B. Consider, and act upon, approval of a Preliminary Plat for Dominion of Pleasant Valley, Phase 3, creating 153 single-family residential lots and 3 open space areas on 55.669 acres and dedicate the necessary rights-of way and parkland dedication. Subject property generally located at the southeast corner of Sachse Road and Pleasant Valley Road.** *(R. Ollie, Development Services Director)*
- C. Consider, and act upon, approval of a Final Plat for Kingdom Court Phase 2 Addition to establish 3 residential lots on 7.976 acres within Wylie's ETJ, generally located north of County Road 489 and west of SH 78.** *(R. Ollie, Development Services Director)*
- D. Consider, and act upon, approval of a Preliminary Plat for Lot 1, Block A AGKF Retail Center Addition, creating a single commercial lot on 0.90 acres located west of the intersection of State Highway 78 and Eubanks Lane.** *(R. Ollie, Development Services Director)*
- E. Consider, and act upon, a request to construct a new Greek Revival residential structure for commercial uses on a single lot within the Downtown Historic District, located within the Keller's 1st Addition, Block 2, Lot 3 (105 N. Jackson Ave).** *(R. Ollie, Development Services Director)*
- F. Consider, and act upon, the award of a professional services project order (PSPO) #W2019-20-E for the Expansion of Ann Drive from Kamber Lane to North Ballard Avenue to Birkhoff, Hendricks & Carter L.L.P. in the amount of \$80,600.00 and authorizing the City Manager to execute any necessary documents.** *(G. Hayes, Purchasing Manager)*
- G. Consider, and act upon, the approval of the purchase of Public Safety and Firehouse Uniforms, Supplies and Equipment from Galls LLC, in the estimated amount of \$41,000.00 through a cooperative purchasing contract with Buy Board Cooperative Purchasing (#524-17), and authorizing the City Manager to execute any necessary documents.** *(G. Hayes, Purchasing Manager)*
- H. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of September 30, 2018.** *(S. Satterwhite, WEDC Director)*

REGULAR AGENDA

- 1. Hold a Public Hearing and consider, and act upon, approval of a Replat of Lot 2, Block A, Greenway-78 Addition creating Lots 2R & 4, Block A, Greenway-78 Addition, for commercial uses on 2.036 acres located approximately 900 ft west of the intersection of State Highway 78 and FM 544. (R. Ollie, Development Services Director)**

Executive Summary

The property totals 2.036 acres and will create two commercial lots by subdividing Lot 2, Block A, Greenway-78 Addition and creating Lots 2R & 4, Block A, Greenway -78 Addition.

READING OF ORDINANCES

Title and caption approved by Council as required by Wylie City Charter, Article III, Section 13-D.

WORK SESSION

- Hold Work Session concerning the proposed Thoroughfare Plan. (T. Porter, Public Works Director)**

RECONVENE INTO REGULAR SESSION

ADJOURNMENT

If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the City Council at the date, hour and place given in this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

- § 551.071 – Private consultation with an attorney for the City.
- § 551.072 – Discussing purchase, exchange, lease or value of real property.
- § 551.074 – Discussing personnel or to hear complaints against personnel.
- § 551.087 – Discussing certain economic development matters.
- § 551.073 – Discussing prospective gift or donation to the City.
- § 551.076 – Discussing deployment of security personnel or devices or security audit.

CERTIFICATION

I certify that this Notice of Meeting was posted on November 9, 2018 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: www.wylietexas.gov.

Stephanie Storm, City Secretary

Date Notice Removed



Wylie City Council

Minutes

Regular Meeting

Tuesday, October 23, 2018 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Mayor Eric Hogue called the meeting to order at 6:00 p.m. City Secretary Stephanie Storm took roll call with the following City Council members present: Mayor *pro tem* Keith Stephens, Councilman Matthew Porter, Councilman Jeff Forrester, Councilwoman Candy Arrington, Councilman Timothy Wallis, and Councilman David Dahl.

Staff present included: City Manager Mindy Manson; Assistant City Manager Chris Holsted; Police Lieutenant Tommy Walters; Development Services Director Renae Ollie; Project Engineer Wes Lawson; Public Information Officer Craig Kelly; Parks and Recreation Director Robert Diaz; Public Works Director Tim Porter; Human Resources Director Lety Yanez; Finance Director Melissa Beard; WEDC Director Sam Satterwhite; City Secretary Stephanie Storm, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor *pro tem* Stephens gave the invocation and the Councilman Porter led the Pledge of Allegiance.

PRESENTATIONS

- **Employee Milestone Anniversary**

Mayor Hogue and City Manager Manson presented milestone anniversary honors to the following employees:

Linda Seumalo, Payroll Specialist – 15 years of service

Robert Ramirez, Fleet Maintenance Technician II – 10 years of service

Bennie Price, Crossing Guard – 10 years of service

- **Presentation for Municipal Court Week November 5-9**

Mayor Hogue read a proclamation declaring November 5-9, 2018 as Municipal Court Week in the City of Wylie. Municipal Court staff was present to accept the proclamation.

- **Arbor Day Presentation**

Mayor Hogue read a proclamation declaring November 2, 2018 as Arbor Day in the City of Wylie. Robert Diaz, Parks and Recreation Director, and Brent Stowers, Parks Manager, were present to accept the proclamation.

- **Proclamation of retirement of K-9 Gunner**

Mayor Hogue read a proclamation honoring the retirement of K-9 Gunner to K-9 Officer and handler Richard Chambers. Officer Gunner will reside with K-9 Officer Chambers during his retirement years. Officer Gunner has served the City for four years.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Council regarding an item that is not listed on the Agenda. Residents must fill out a non-agenda form prior to the meeting in order to speak. Council requests that comments be limited to three (3) minutes. In addition, Council is not allowed to converse, deliberate, or take action on any matter presented during citizen participation.

No citizens were present wishing to address Council.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider, and act upon, approval of the Minutes of October 9, 2018 Regular Meeting of the Wylie City Council. (S. Storm, City Secretary)**
- B. Consider, and act upon, Resolution No. 2018-36(R) authorizing the City Manager of the City of Wylie, Texas to execute an Encroachment on Easement agreement with Oncor Electric Delivery Company LLC to construct, operate, and maintain a hike and bike trail in the Oncor easement which is recorded in Volume 574, Page 411 of the Deed of Records of Collin County, Texas for the Woodbridge North Trail project. (R. Diaz, Parks and Recreation Director)**
- C. Consider, and act upon, the vendor application for the Wylie Children's Business Fair at Olde City Park on March 16, 2019. (R. Diaz, Parks and Recreation Director)**
- D. Consider, and act upon, the vendor application for the Wally Watkins Elementary Turkey Trot fundraiser 5K and Fun Run to be held at Founders Park on November 22, 2018. (R. Diaz, Parks and Recreation Director)**
- E. Consider, and act upon, the acceptance of the resignation of Samantha Dean and appointment of Brett Swendig as a new board member to the City of Wylie Parks and Recreation Board to fill the term of October 2018 to June 30, 2019. (S. Storm, City Secretary)**
- F. Consider, and act upon, Ordinance No. 2018-30 to change the zoning from Light Industrial (LI) to Planned Development – Light Industrial/Commercial Corridor (PD-LI/CC), property generally located 300' from the northwest corner of Hooper and Steel Roads (Helmberger Industrial Park, Block 1, Lot 1). ZC 2018-12. (R. Ollie, Development Services Director)**

- G. Consider, and place on file, the City of Wylie Monthly Investment Report for September 30, 2018. (M. Beard, Finance Director)**
- H. Consider, and place on file, the City of Wylie Monthly Preliminary Revenue and Expenditure Report for September 30, 2018. (M. Beard, Finance Director)**
- I. Consider, and act upon, the approval of the purchase of three (3) Chevrolet Tahoe Police Pursuit Vehicles and one (1) Chevrolet Traverse in the amount of \$132,776.42 through an Interlocal purchasing agreement with Tarrant County, and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing Manager)**
- J. Consider, and act upon, authorizing the City Manager to execute an agreement between the City of Wylie and Richard Chambers to release ownership and liability of K-9 Gunner upon his retirement, to Richard Chambers for a fee of \$1.00. (A. Henderson, Police Chief)**

Council Action

A motion was made by Mayor *pro tem* Stephens, seconded by Councilman Dahl, to approve the Consent Agenda as presented. A vote was taken and the motion passed 7-0.

REGULAR AGENDA

- 1. Consider, and act upon, the award of Professional Services Project Order (PSPO) #W2019-7-E for engineering and consulting services for an Advanced Metering Infrastructure Project to Jones & Carter, Inc. in the amount of \$81,500.00 and authorizing the City Manager to execute any and all necessary documents. (G. Hayes, Purchasing Manager)**

Staff Comments

Public Works Director Porter addressed Council stating this is a proposal with Jones & Carter, Inc. for the review of our existing system to check our existing meters and how we currently collect data, work with the billing department, and look at the existing systems within the City. They will make recommendations on how to move forward with an advanced metering infrastructure system.

Council Comments

Councilman Porter asked for examples of other cities to which Jones & Carter Inc. has provided service. Freddie Guerra, representing Jones & Carter Inc., addressed council stating they have worked with various municipalities in the Houston area. Councilman Porter asked if they had experienced any issues with any specific technology implementation with other cities. Guerra replied that, prior to the new meters being installed, they will assist with educating City staff on the AMI and AMR process. Once the City chooses the vendor, Jones & Carter will ensure that potential issues are addressed beforehand by outreaching to City staff and citizens so that there is a good understanding of both the benefits and drawbacks of the new system.

Council Action

A motion was made by Mayor *pro tem* Stephens, seconded by Councilwoman Arrington, to approve the award of Professional Services Project Order (PSPO) #W2019-7-E for engineering and consulting services for an Advanced Metering Infrastructure Project to Jones & Carter, Inc. in the amount of \$81,500.00 and authorizing the City Manager to execute any and all necessary documents. A vote was taken and the motion passed 7-0.

READING OF ORDINANCE

City Secretary Storm read the caption to Ordinance No. 2018-30 into the official record.

Mayor Hogue convened into work session at 6:29 p.m.

WORK SESSION

- **Review Amendments to the Thoroughfare Plan.** (*T. Porter, Public Works Director*)

Public Works Director Porter addressed council stating Impact Fees are authorized under Chapter 395 of the Texas Local Government Code and are defined as a charge imposed against new development to pay for the off-site construction or expansion of infrastructure facilities that are necessitated by and benefit the new development.

Roadway impact fees are specifically for roadway improvement projects necessary to reduce congestion and to provide for efficient travel to accommodate new growth.

The Impact Fee Capital Improvements Plan (CIP) is aimed at facilitating long-term growth. Considerations in the development of the Impact Fee CIP include: community growth (land use assumptions), the Comprehensive Master Plan, financial considerations, project achievability, the existing thoroughfare plan, and City staff input. As projects in the program are completed, planned costs are updated with actual costs to more accurately reflect the capital expenditure of the program. Additionally, new capital improvement projects may be added to the system.

Legislatively, roadway impact fees may only consider arterial and collector status roads on the City's official Thoroughfare Plan. Statutory requirements mandate that impact fees be based on a specific list of improvements identified in the Capital Improvements Plan and must be updated at least every five years. Only the cost attributed (and necessitated) by new growth over a 10-year period may be considered.

City staff is looking to the City Council for any suggested changes to the proposed presented Thoroughfare Plan prior to finalization of the Roadway, Water and Wastewater Capital Improvement Plan. The roadways shown are divided into segments based on changes in lane configuration, major intersections, or area development that may influence roadway characteristics. Dashed items indicate future roadway alignments and the notes and highlights in yellow outline all of the suggested changes from the 2014 City of Wylie Thoroughfare Plan.

In identifying potential changes, Birkhoff, Hendricks & Carter and City staff also referenced the 2016 Collin County Thoroughfare Plan and the March 2018 Collin County Strategic Roadway Plan put together by the North Central Texas Council of Governments.

Council Comments

Mayor Hogue asked if the plan is easy enough to change depending on what the county does with the roadways. Porter replied that if any changes have to be made to the impact fee would have to come back to council, but any changes could be updated and shown on a thoroughfare map. Manson replied that if it affects the Thoroughfare Plan but not Capital Improvement Plan it is simpler to amend. Councilman Porter expressed concerns with proposed roadways and bridges on the east side of town and also expressed concern with preserving the integrity of our historic district in regard to truck traffic. Councilman Forrester asked about the purpose and cost of the proposed roads shown off McMillen in the wetland area. Porter replied that the consultant looks at traffic congestion and sees this as necessary to relieve some congestion. Jody Short, representing Lee Engineering, addressed council stating the

alignment shown is not intended to show a precise alignment; it is designed to show a need to have a collector type roadway working through that area. Mayor Hogue replied that the roadways on the map are placeholders and could be adjusted depending on future development. Councilman Wallis asked if thought has been given to making the intersection at FM 544 and Woodbridge safer. Porter replied that the City is currently working with TxDOT to create an additional left-turn lane heading eastbound on FM 544. TxDOT is currently working with NTCCOG for funding and has a possible construction start date of 2021. Councilman Porter asked if TxDOT could add back the right-turn arrow at the intersection of FM 544 and Country Club Road. Councilman Porter asked if the City knows what the county's plan is with the proposed bond concerning Highway 78. Mayor Hogue replied that the county does not have a plan; they just know Highway 78 is crowded and there will be more growth in the east part of the county.

Staff will schedule an additional work session at a future meeting.

Mayor Hogue reconvened into regular session at 6:59 p.m.

Mayor Hogue convened into executive session at 6:59 p.m.

EXECUTIVE SESSION

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.

A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on its negotiating position.

- **Consider the sale or acquisition of property located at 5th Street and State Highway 78.**

Mayor Hogue reconvened into regular session at 7:15 p.m.

ADJOURNMENT

A motion was made by Mayor *pro tem* Stephens, seconded by Councilman Dahl, to adjourn the meeting at 7:16 p.m. A vote was taken and the motion passed 6-1 with Councilman Forrester voting against.

Eric Hogue, Mayor

ATTEST:

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Meeting Date: November 13, 2018
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: November 7, 2018

Item Number: B
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 1

Subject

Consider, and act upon, approval of a Preliminary Plat for Dominion of Pleasant Valley, Phase 3, creating 153 single-family residential lots and 3 open space areas on 55.669 acres and dedicate the necessary rights-of-way and parkland dedication. Subject property generally located at the southeast corner of Sachse Road and Pleasant Valley Road.

Recommendation

Motion to approve a Preliminary Plat for Dominion of Pleasant Valley, Phase 3, creating 153 single-family residential lots and 3 open space areas on 55.669 acres and dedicate the necessary rights-of-way and parkland dedication. Subject property generally located at the southeast corner of Sachse Road and Pleasant Valley Road.

Discussion

OWNER: Wylie DPV Limited Partnership

ENGINEER: J. Volk Consulting, Inc.

The property totals 55.669 acres and will create 153 single-family residential lots and 3 open space lots. The property is located within Planned Development 2017-31 and allows for a variety of single-family residential lot size configurations.

- Lots type "A" are 70' wide with setbacks of 20' front, 5' side, 15' corner side and 25' rear. Minimum lot area of 8,400 square feet. 22 residential lots on this plat are of type "A". **A minimum of 98 lots up to a maximum of 148 lots can be of Type "A".**
- Lots type "B" are 60' wide with setbacks of 25' front, 5' Side, 15' corner side and 20' rear. Minimum lot area of 7,200 square feet. 41 residential lots on this plat are of type "B". **A maximum of 427 lots can be of Type "B".**
- Lots type "C" are 50' wide with setbacks of 25' front, 5' side, 15' corner side and 20' rear. Minimum lot area of 6,000 square feet. 90 residential lots on this plat are of type "C". **A maximum of 450 lots can be of Type "C".**
- **A minimum of 22% of the land shall be used as open space.**

With this plat being phase 3 of the Dominion of Pleasant Valley Planned Development there will be a remaining portion of approximately 183 acres to be platted in this community. All future phases will be required to adhere to the following maximum lot counts, 102 residential lots will be allowed to be of Type "A", 171 residential lots will be allowed to be of Type "B", and 184 residential lots will be allowed to be of "Type C".

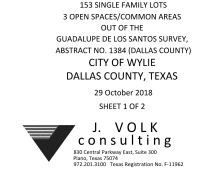
Future phases of this development will require a total of approximately 39 acres to meet the open space requirement of 22%.

The plat shall also dedicate the necessary rights-of-way and utility easements. 28' of R.O.W is being dedicated for the

future widening of Pleasant Valley Road. All open space lots on the plat are to be dedicated to the City of Wylie and maintained by the H.O.A.

The Preliminary Plat complies with all applicable technical requirements of the City of Wylie as well as the adopted Planned Development.

The Commission voted 6-0 to recommend approval of the request subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
PHASE THREE
55.669 acres

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, City of Wylie, Dallas County, Texas and being part of those tracts of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 201300334379 and Document No. 201300334380, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the northeasterly line of Pleasant Valley Road, a variable width right-of-way, for the most easterly northeast corner of said Wylie DPV Limited Partnership tract recorded in Document No. 201300334380;

THENCE South 44 degrees 41 minutes 00 seconds West, with said northeasterly line, a distance of 1,842.68 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set at the intersection of said northeasterly line with the east line of Dominion Drive, a variable width right-of-way;

THENCE Northeasterly, with said east line, the following six (6) courses and distances:

North 45 degrees 17 minutes 15 seconds West, leaving said northeasterly line, a distance of 244.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 23 degrees 32 minutes 31 seconds, a radius of 470.00 feet and a chord bearing and distance of North 57 degrees 03 minutes 32 seconds West, 191.76 feet;

Northeasterly, with said curve to the left, an arc distance of 193.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 68 degrees 49 minutes 48 seconds West, a distance of 346.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 15 degrees 01 minutes 11 seconds, a radius of 410.00 feet and a chord bearing and distance of North 34 degrees 06 minutes 26 seconds West, 467.08 feet;

Northerly, with said curve to the right, an arc distance of 496.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 00 degrees 36 minutes 56 seconds East, a distance of 257.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 15 degrees 01 minutes 11 seconds, a radius of 360.00 feet and a chord bearing and distance of North 06 degrees 53 minutes 40 seconds West, 64.10 feet;

Northerly, with said curve to the left, an arc distance of 94.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 57 degrees 41 minutes 14 seconds East, leaving said east line, a distance of 1,482.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the northeast line of the above mentioned Wylie DPV Limited Partnership tract recorded in Document No. 201300334380;

THENCE South 72 degrees 50 minutes 30 seconds East, with said northeast line, a distance of 527.80 feet to a 1/2 inch iron rod found for corner;

THENCE South 45 degrees 04 minutes 58 seconds East, continuing with said northeast line, a distance of 659.02 feet to the POINT OF BEGINNING and containing 55.669 acres or land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WYLIE DPV LIMITED PARTNERSHIP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinafter described property as DOMINION OF PLEASANT VALLEY, PHASE 3, in addition to the City of Wylie, Texas, and does hereby dedicate it, in fee simple, to the public use forever for the streets, rights-of-way and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinated to the public's and City of Wylie's use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of day time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS MY HAND this _____ day of _____, 20____.

WYLIE DPV LIMITED PARTNERSHIP

By: _____

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared _____, Owner's Agent, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

FOR REVIEW PURPOSES ONLY. PRELIMINARY,
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE.

RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Ryan S. Reynolds, Land Surveyor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS

The area or areas shown on the plot as "VAM" (Visibility, Access and Maintenance) Easements are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and turfgrass. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest upon the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed as, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission
City of Wylie, Texas

Date

"APPROVED FOR CONSTRUCTION"

Mayor City of Wylie, Texas

Date

"ACCEPTED"

Mayor City of Wylie, Texas

Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the DOMINION OF PLEASANT VALLEY, PHASE 3, subdivision or addition to the City of Wylie was submitted, by formal action, then and there accepted the dedication of streets, utility, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to make the acceptance thereof by signing to name as hereinafter subscribed.

Witness my hand this _____ day of _____, A.D., 20 ____.

City Secretary, City of Wylie, Texas

PRELIMINARY PLAT

DOMINION OF
PLEASANT VALLEY
PHASE 3

55.669 ACRES

LOTS 2-13, BLOCK A; LOTS 1-35, BLOCK B;
LOTS 1-27, BLOCK C; LOTS 1-29, BLOCK D;
LOTS 1-29 BLOCK E; LOTS 1-29, BLOCK F;
553 SINGLE FAMILY LOTS

3 OPEN SPACES/COMMON AREAS
OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)

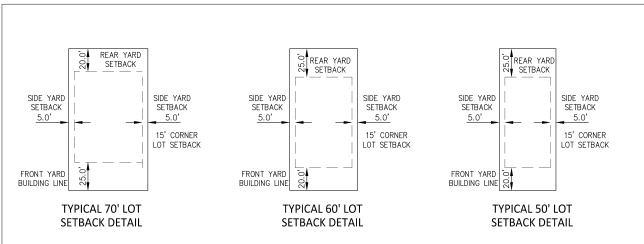
CITY OF WYLIE
DALLAS COUNTY, TEXAS

29 October 2018
SHEET 2 OF 2

Owner/Applicant:
Wylie DPV Limited Partnership
c/o Team Phillips, Inc.
1914 Skillman Street, Suite 110-310
Dallas, Texas 75206
Phone: 214-535-1758
Contact: Nancy E. Phillips

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
Phone: 972-261-5100
Contact: Jay Volk

J. VOLK
consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-261-5100 Texas Registration No. 5-12462





Wylie City Council

AGENDA REPORT

Meeting Date: November 13, 2018
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: November 7, 2018

Item Number: C
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 1

Subject

Consider, and act upon, approval of a Final Plat for Kingdom Court Phase 2 Addition to establish 3 residential lots on 7.976 acres within Wylie's ETJ, generally located north of County Road 489 and west of SH 78.

Recommendation

Motion to approve a Final Plat for Kingdom Court Phase 2 Addition to establish 3 residential lots on 7.976 acres within Wylie's ETJ, generally located north of County Road 489 and west of SH 78.

Discussion

OWNER: Kingsbridge Construction LLC & Chris Goetz

APPLICANT: Axis Surveying, LLC

The 7.976 acre tract is located in the City's ETJ in the county of Collin and is north of County Road 489 and west of State Highway 78.

The Phase 1 plat consisted of 10 lots directly to the south and was approved by City Council in March 2018. Because the plat is outside City limits, Collin County will review and approve On-Site Sewage Facilities (OSSF).

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations.

The Commission voted 6-0 to recommend approval of the request subject to additions and/or alterations to the engineering plans as required by the Engineering Department. Additional approval subject to Collin County Development Services.



Wylie City Council

AGENDA REPORT

Meeting Date: November 13, 2018
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: November 7, 2018

Item Number: D
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 1

Subject

Consider, and act upon, approval of a Preliminary Plat for Lot 1, Block A AGKF Retail Center Addition, creating a single commercial lot on 0.90 acres located west of the intersection of State Highway 78 and Eubanks Lane.

Recommendation

Motion to approve a Preliminary Plat for Lot 1, Block A AGKF Retail Center Addition, creating a single commercial lot on 0.90 acres located west of the intersection of State Highway 78 and Eubanks Lane.

Discussion

OWNER: Lee Bodo Kuwen

APPLICANT: Eagle Surveying, LLC

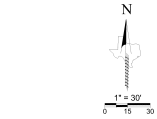
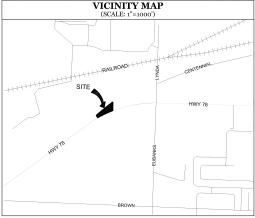
The property totals 0.90 acres and will create one commercial lot to contain a retail shell building that measures 6,240 square feet, located west of the intersection of State Highway 78 and Eubanks Lane.

This development will be providing a shared access easement, a 20ft NTMWD Easement, and the required visibility easements to ensure that no obstructions are placed in the view of vehicles turning at the location of the proposed driveway entrances.

A site plan was approved by the Planning and Zoning Commission on November 6, 2018 also on this agenda for.

As presented this preliminary plat complies with the applicable technical requirements of the City of Wylie.

The Commission voted 6-0 to recommend approval of the request subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



GENERAL NOTES

1.) Preliminary Plat for Review Purposes Only.

2.) The purpose of this plat is to create an official lot of record from a tract of land.

3.) This property is located in "Non-shaded Zone X" as shown on the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 4882C(024).

4.) The subject property is zoned "CCC" (Commercial Corridor) per the City of Wylie zoning map Dated December 2017.

5.) The bearings shown on this survey are based on GPS observations utilizing the ARESA RTKNET Cooperative network, NAD 83 (2011) Datum.

6.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.

7.) Elevations tied to City of Wylie control monuments:

City of Wylie Monument CM 1, "located on the north side of State Highway No. 78 near the east entrance drive for the City of Wylie Municipal Complex at 2000 State Highway No. 78 North."

N: 7006922.844, E: 2576974.068, (ELEV.) Z: 630.29

City of Wylie Monument CM 2, "located north of State Highway No. 78 and west of South Ballard Street near the southeast corner of the building located at 104 South Ballard Street."

N: 7027346.784, E: 2569521.039, (ELEV.) Z: 550.24

BOUNDARY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	381.17'	2624.87'	7°04'30"	S 84°52'16" W	360.84'
C2	176.67'	5723.98'	1°48'59"	N 92°16'50" E	176.66'

LEGEND

PD = PINE
VOL = VOLUME
POB = POINT OF BEGINNING
RIP = IRON ROD FOUND
CRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
D.R.C.C.T. = 4882 RECORDS
COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS
COLLIN COUNTY, TEXAS

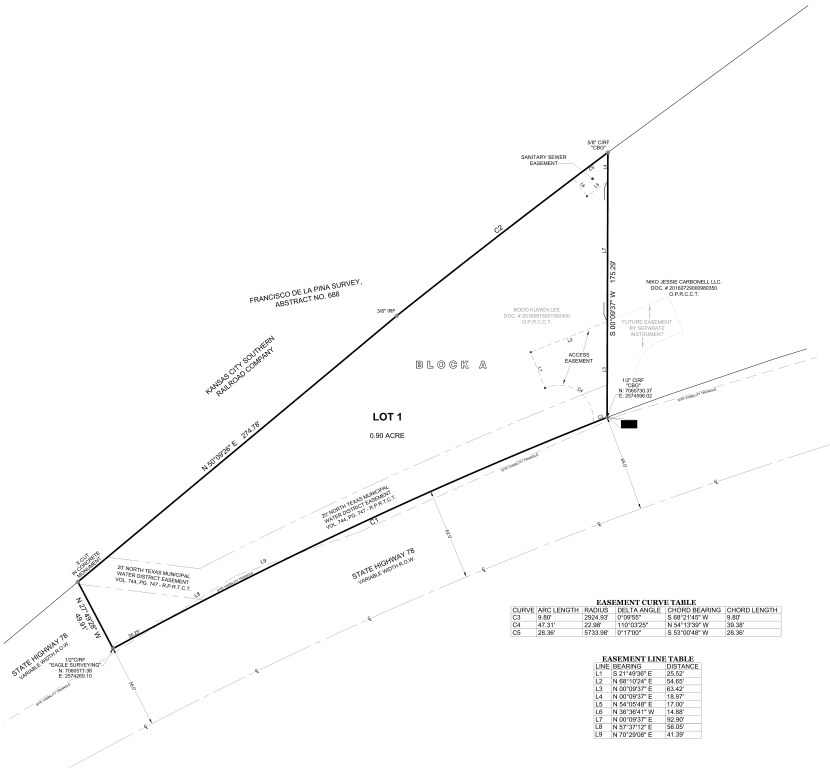
Project: 1804.006-05
Date: 06/20/18
Drafter: RZM

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Jane Martz
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Huffman Consulting Engineers
Contact: Jane Huffman
6716 Kelly Avenue
Fort Worth, Texas 76135
(817) 327-0204

OWNER
Bodo Kuwen Lee
1612 Uptown Circle
Plano, TX 75075



EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	9.80'	2624.87'	7°04'30"	S 84°52'16" W	9.80'
C2	47.31'	2726.86'	1°07'02"	S 84°15'36" W	38.36'
C3	28.36'	5723.98'	0°17'00"	S 93°10'48" W	28.36'

EASEMENT LINE TABLE

LINE	BEARING	LENGTH	DISTANCE
L1	S 1°48'00" E	15.55'	15.55'
L2	N 68°10'24" E	54.60'	54.60'
L3	N 50°10'12" E	18.47'	18.47'
L4	N 50°10'12" E	18.07'	18.07'
L5	N 54°04'48" E	17.00'	17.00'
L6	N 36°28'14" W	14.80'	14.80'
L7	N 30°09'13" E	52.90'	52.90'
L8	N 37°37'12" E	36.00'	36.00'
L9	N 70°25'08" E	141.39'	141.39'

CERTIFICATE OF APPROVAL

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing Plat of the _____ day of _____, 20____, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinafter indicated.

Mayor, City of Wylie, Texas _____ Date _____

City Secretary _____ Date _____

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **BODO KUWEN LEE**, is the owner of a 0.90 acre tract of land situated in the Francisco de la Pina Survey, Abstract Number 688, City of Wylie, Collin County, Texas, being a portion of a tract of land described in Document Number (DOC# 2016081501160340), of the Official Public Records of Collin County, Texas, (O.P.R.C.C.T.), said 0.90 acre tract of land being more particularly described as follows:

BEGINNING at a capped 100' iron rod stakepost "C282" found at the Southeast corner of the herein described tract, the Southeast corner of a tract of land described in the deed to **Wilo Joanne Cartmell LLC**, recorded as DOC# 2016072600060003, O.P.R.C.C.T., and being in the Northern Right of Way (S.C.W.) line of State Highway Number 78 and being in a curve to the left with a radius of 2624.83 feet, a delta angle of 7°04'30", a chord bearing of South 84°52'16" West and a chord length of 380.84 feet.

THENCE, with said curve to the left and the Northern Right of Way line of said State Highway Number 78, on an arc length of 361.17 feet to a capped 102' iron stakepost "C281" found at the Southeast corner of the herein described tract and being the Southeast corner of said Bodo Kuwen Lee tract.

THENCE, North 27°42'24" West, with the West line of said Bodo Kuwen Lee tract, a distance of 43.91 feet to an "X" cut in a concrete monument found at the Northwest corner of the herein described tract, Northwest corner of said Bodo Kuwen Lee tract and being in the Southern R.C.C.L. line of Wylie City Southern Railroad Company.

THENCE, North 32°03'00" East, with the Southern Right of Way line of said Kansas City Southern Railroad Company, a distance of 274.78 feet to a 30" iron rod found at the beginning of a curve to the right with a radius of 2723.98 feet, a delta angle of 1°42'55", chord bearing of North 92°16'50" East and a chord length of 176.66 feet.

THENCE, with said curve to the right and the Southern Right of Way line of said Kansas City Southern Railroad Company, an arc length of 176.67 feet to a capped 84' iron rod stakepost "C282" found at the Northeast corner of the herein described tract and being the Northeast corner of said Wilo Joanne Cartmell LLC tract.

THENCE, South 40°07'00" West, with the West line of said Wilo Joanne Cartmell LLC tract, a distance of 173.29 feet to the **POINT OF BEGINNING** and containing an area of 0.90 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **BODO KUWEN LEE**, does hereby adopt this plat, designating herein described property as **AGKF RETAIL CENTER ADDITION, LOT 1, BLOCK A**, in addition to the City of Wylie, Collin County, Texas, and does hereby dedicate to public use hereon all streets, alleys, parks, watercourses, drains, easements and public places therein shown for the purposes and considerations therein expressed, his buildings, fences, trees, shrubs or other improvements or growths and all improvements or growths, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same, all and any public utility shall have the right to increase and lay out and all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easements and all public utilities shall at all times have the full right of access and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone.

OWNER: **BODO KUWEN LEE**, a single person.

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **BODO KUWEN LEE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of _____

My commission expires on _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **TED A. GOSSETT**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 10-rod iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Wylie, Collin County, Texas.

PRELIMINARY

No document and not be recorded for any reason and that the same is not to be used as evidence in any court of law.

Ted A. Gossett, R.P.L.S. # 5861 _____ Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **TED A. GOSSETT**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2016.

Russell Zane Martin, Notary Public in and for the State of Texas

My commission expires on July 31, 2020.

PRELIMINARY PLAT
AGKF RETAIL
CENTER ADDITION
LOT 1, BLOCK A

BEING 0.90 ACRES OF LAND SITUATED IN THE
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688,
CITY OF WYLIE, COLLIN COUNTY, TEXAS



Wylie City Council

AGENDA REPORT

Meeting Date:	<u>November 13, 2018</u>	Item Number:	<u>E</u> <i>(City Secretary's Use Only)</i>
Department:	<u>Planning</u>	Account Code:	<u></u>
Prepared By:	<u>Renae' Ollie</u>	Budgeted Amount:	<u></u>
Date Prepared:	<u>November 6, 2018</u>	Exhibits:	<u>3</u>

Subject

Consider, and act upon, a request to construct a new Greek Revival residential structure for commercial uses on a single lot within the Downtown Historic District, located within the Keller's 1st Addition, Block 2, Lot 3 (105 N. Jackson Ave).

Recommendation

Motion to approve a request to construct a new Greek Revival residential structure for commercial uses on a single lot within the Downtown Historic District, located within the Keller's 1st Addition, Block 2, Lot 3 (105 N. Jackson Ave).

Discussion

Owner: Wylie Economic Development Corporation Applicant: Charles A. (Mac) McClure, CCIM, McClure Partners

McClure Partners is seeking approval to construct a residential structure for commercial office use. The applicant had obtained approval through the Commission and Council in 2017 to construct a two-story prairie style structure, but has since modified the plans to a single story.

The applicant is presenting a Greek Revival style structure to consist of composite masonry material which includes Hardy products, with a wood pattern, columns and railings defining covered porch. According to Virginia Savage McAlester's book A Field Guide to American Houses, some of the identifying features of the Greek Revival style is gabled or hipped roof of low pitch, cornice line of main roof and porch roofs emphasized with wide band of trim, most have porches, supported by prominent square or rounded columns, front door surrounded by narrow sidelights and a rectangular line of transom lights above.

The applicant has chosen the Greek Revival style with gabled front and wing, similar to what is depicted in McAlester's book (photo included). The structure will be 3,222 square feet, with a 526 sf covered porch, and a 424 sf patio. Front porch depth is 7'-11". The gabled roof pitch is 6:12. There will be an ADA compliance ramp on the front and back of the structure.

Per Section 6.3.E.4.c(4) allows some flexibility in parking requirements for commercial uses over 4,000 sf. A minimum of 50% of the required parking shall be on site; up to 25% of the required can be on-street. The remaining parking can be located at a facility within 1,000 feet of the site. There is a City owned free parking lot immediately to the south of the subject tract. 5 on-site parking spaces are required for the subject development based on the aforementioned regulations.

HRC DISCUSSION:

The Commission voted 6-0 to recommend approval to the City Council.

APPLICATION FOR HISTORIC REVIEW

Date: 8/14/2018

NOTICE TO APPLICANT

- 1 Completed applications and drawings must be in the Planning and Engineering Office no later than 10 days before the meeting. (Regular meetings are held on the 4th Thursday at 6:00 p.m. in the City Hall Council Chambers, or Special Called Meetings as needed.)
- 2 It is imperative that you complete this application in its entirety. Incomplete applications will be returned and could delay the commencement of your project.
- 3 The presence of the applicant or his/her agent as designated herein is necessary at the Historic Review Commission Meeting.
- 4 All presentation material must be received by Staff on the Monday the week prior to the meeting. This will be case for Historic Review Commission and City Council.

APPLICANT INFORMATION

Name: Charles A. (Mac) McClune Phone: 214-384-9862
Mailing Address: PO Box 2935 Wylie TX 75098
Email Address: m.mcclune@mcclunecpa.com Fax: N/A

PROPERTY OWNER INFORMATION

Name: Wylie EDC / Sam Sattler White Phone: _____
Mailing Address: _____
Email Address: _____ Fax: _____

PROJECT INFORMATION

Name of Business (if applicable): McClune Partners
Current or intended use of the building: OFFICE
Address of Project: 105 N. Jackson

(The below information (Lot, Block, Subdivision, and Frontage) can be obtained on the County Appraisal District's website by entering the physical address of the property: <http://collincad.org> or <http://dallascad.org> or <http://rockwallcad.org>

If you do not have access to the Internet or cannot locate this information on the website, contact the Planning Department at (972)516-6320 for assistance.

Lot 3N 1/2 lot 4, Block 4, Subdivision _____ Current Zoning: _____

Which District is the property located within?

- ☒ Downtown Historic District
☐ South Ballard Overlay District
☐ Other _____

SCOPE OF WORK

o Remodeling/Renovating

Provide a detailed description of the nature of the proposed alterations and /or repairs (attach additional sheets if necessary):

New construction

Are you painting an exterior feature? YES NO

If YES:

	<i>Describe Feature</i>	<i>Color Name</i>	<i>Sample Attached</i>
Ex.	<u>Window and door frames</u>	<u>SW Autumn Hue (No. 7665)</u>	YES
	<u>NO</u>		
			YES NO
			YES
	<u>NO</u>		
	<u>YES NO</u>		

Are you replacing an exterior feature? YES NO

If YES:

	<i>Describe Feature</i>	<i>Current Material</i>	<i>Proposed Material</i>	<i>Sample Attached</i>
Ex.	<u>Window frame</u>	<u>Wood</u>	<u>Vinyl</u>	YES NO
				YES NO
				YES NO
				YES NO

o New Construction

Are you replacing an existing structure? YES NO

If YES, complete "Demolition" below.

o Demolition

Describe the condition of the existing structure:

New home for office - single
story, 3217 SF

What is the estimated cost of ~~restoration or repair~~ of the existing structure? \$ 380,000 + land
New

Explain why the property is being demolished as opposed to restored or renovated for adaptive reuse:

Completed

What do you plan to do to mitigate the loss of the landmark structure? _____

o Sign

Type of Sign:

- ☐ Attached Sign
- ☐ Temporary Sign
- ☐ Monument Sign

- ☐ Pole Sign
- ☐ Banner
- ☐ Other (Specify) _____

Sign Dimensions: _ _ _ Total Square Footage _____

Will the sign be connected to electricity or lit in any way? YES NO

If YES, what is the method of lighting? _____

Will this sign project over a public sidewalk? YES NO

If YES, what is the distance from the sidewalk to the bottom of the sign? _____

Have you submitted an application for a Sign Permit to the Building Inspections? YES NO

o Fence

What is the proposed material and style of fence you intend to install? _____

What is the proposed height of the fence? _____

Are you replacing an existing fence? YES NO

If YES, what is the current fence material? _____

Have you submitted an application for a Fence Permit to the Building Inspections? YES NO

Provide a detailed description of the nature of the proposed project (attach additional sheets if necessary):

REQUIRED ATTACHMENTS:

- Current photographs of the property
- If available, historic photographs of the property
- Site Plan indicating the following:
 - Dimensions of the lot on which the building will be located, including setbacks (check official plat records and Zoning Ordinance)
 - Location and width of all easements (check official plat records)
 - Location and dimensions of all existing and proposed buildings, parking areas, and existing signs (if any)
 - Architect's rendering or elevations of proposed construction
- Sample board of materials and colors to be used
- Site Plan Fee \$250.00 - Check/Card/Cash (Check made payable to City of Wylie) *Rec # 98 3931*

Intended start and finish dates: Start _____ Finish _____

I have carefully read the complete application and know the same is true and correct. I understand the ordinances governing the activity described in this application, and I agree to comply with all provisions of the City ordinances, State laws, and all property restrictions, whether herein specified or not.

X



(Owner or Authorized Agent)

RETURN TO:

City of Wylie
Planning Department
300 Country Club Road, Building 100
Wylie, Texas 75098
(972) 516-6320

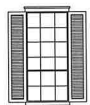
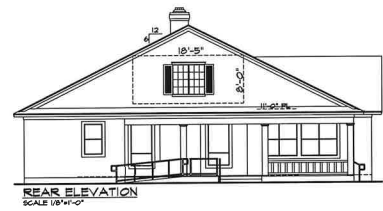
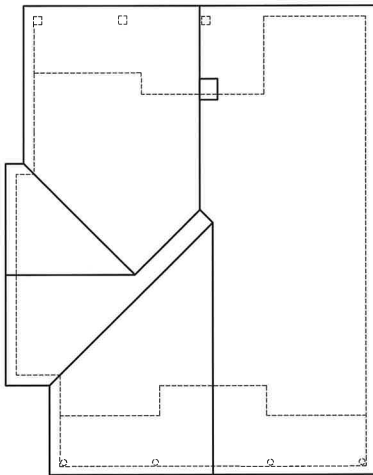
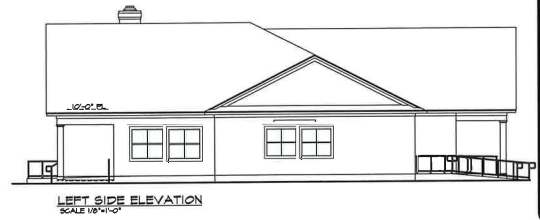
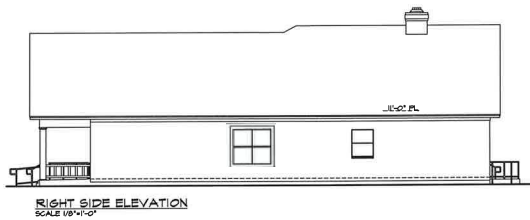
CITY OF WYLIE

REC#: 00983931 8/13/2018 1:51 PM
OPER: TH TERM: 030
REF#: TH-2059

TRAN: 37.0000 DEVELOPMENT FEES
MCCLURE
105 N JACKSON
DEVELOPMENT FEES 250.00CR

TENDERED: 250.00 CHECK
APPLIED: 250.00-

CHANGE: 0.00



10-23-18

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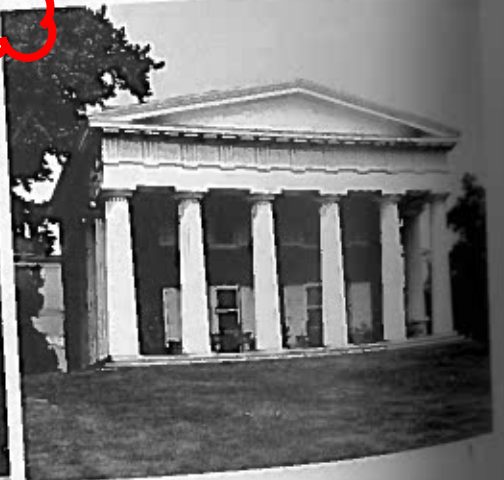
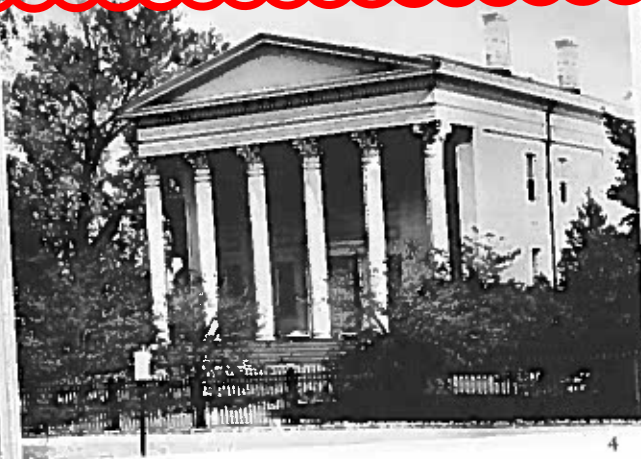
McCLURE PARTNERS
KELLERS ADDITION
LOTS 1 & 2, NORTH QUAIL LOCK 4
WYLER, TEXAS
PRELIMINARY ONLY
NOT FOR CONSTRUCTION

rick a. browning & assoc., inc.
RESIDENTIAL ARCHITECTS
1000 S. WYLER, SUITE 100
KANSAS CITY, MISSOURI 64101
OFFICE (816) 452-1000
FAX (816) 452-1001

REVISED DATE
0-0-18
JOB NUMBER
PRELIMINARY ONLY
DESIGN NUMBER
SCHEME #6

FRONT-GABLED ROOF

1. Breckinridge, Colorado; mid-19th century. A very simple house with just a hint of Greek Revival influence in its front-gabled form and pedimented door and windows.
2. Marietta, Georgia; ca. 1851. Brumbly House.
3. Providence, Rhode Island; mid-19th century. Front-gabled examples commonly lack colonnaded porches but usually have pilasters and elaborate door and cornice details as in this example.
4. Middletown, Connecticut; 1828. Russell House; Ithiel Town, architect. This house is built of masonry covered with stucco scored to look like stone. Note the elaborate Corinthian capitals.
5. Andalusia, Pennsylvania; 1836 (porch and pediment). Andalusia. An earlier house to which a three-sided porch was added.





Wylie City Council

AGENDA REPORT

Meeting Date:	November 13, 2018	Item Number:	F
Department:	Purchasing		(City Secretary's Use Only)
Prepared By:	G. Hayes	Account Code:	413-5413-58570
Date Prepared:	October 30, 2018	Budgeted Amount:	\$81,000
		Exhibits:	

Subject

Consider, and act upon, the award of a professional services project order (PSPO) #W2019-20-E for the Expansion of Ann Drive from Kamber Lane to North Ballard Avenue to Birkhoff, Hendricks & Carter L.L.P. in the amount of \$80,600.00 and authorizing the City Manager to execute any necessary documents.

Recommendation

A motion to award a professional services project order (PSPO) #W2019-20-E for the Expansion of Ann Drive from Kamber Lane to North Ballard Avenue to Birkhoff, Hendricks & Carter L.L.P. in the amount of \$80,600.00 and authorizing the City Manager to execute any necessary documents.

Discussion

Ann Drive is shown as a collector road on the 2014 Thoroughfare Plan. It is reimbursable as a part of the 2014 Impact Fee Update and provides the last piece of roadway connecting Ann Drive from North Ballard Avenue to Sanden Boulevard.

The project includes the following services:

- Prepare plans and specifications for construction of Ann Drive to connect existing Ann Drive in the Pointe North Addition to the existing Ann Drive in the Meadowview Estates Addition. (1,400 LF of 37' B-B paving section)
- Prepare plans and specifications for construction of Da Vinci Lane to connect to the proposed section of Ann Drive. (400 LF of 31' B-B paving section)
- Assist the City during the bidding phase and construction phases of the project.
- Field Surveys
- Right-of-Way and Easement Documents
- TxDOT and TDLR Permits
- Record Drawings

This PSPO is issued under Master Agreement for Professional and Engineering Services (MAPES) #W2017-76-A. Staff has determined BHC to be the most qualified firm for Category G (New Roads) in accordance with Government Code 2254.



Wylie City Council

AGENDA REPORT

Meeting Date:	<u>November 13, 2018</u>	Item Number:	<u>G</u> <i>(City Secretary's Use Only)</i>
Department:	<u>Purchasing</u>		
Prepared By:	<u>G. Hayes</u>	Account Code:	<u>100-5231-52710</u> <u>100-5231-52310</u>
Date Prepared:	<u>10/31/2018</u>	Budgeted Amount:	<u>\$41,000</u>
		Exhibits:	<u></u>

Subject

Consider, and act upon, the approval of the purchase of Public Safety and Firehouse Uniforms, Supplies and Equipment from Galls LLC, in the estimated amount of \$41,000.00 through a cooperative purchasing contract with Buy Board Cooperative Purchasing (#524-17), and authorizing the City Manager to execute any necessary documents.

Recommendation

A motion authorizing the approval of the purchase of Public Safety and Firehouse Uniforms, Supplies and Equipment from Galls LLC, in the estimated amount of \$41,000.00 through a cooperative purchasing contract with Buy Board Cooperative Purchasing (#524-17), and authorizing the City Manager to execute any necessary documents.

Discussion

Staff has reviewed Buy Board contract #524-17 awarded to Galls LLC on 4/1/2017. This cooperative contract allows for the purchase of Fire Department uniforms including Nomex shirts and pants, dress uniforms and boots, and other uniform accessories. This contract can also be utilized for the purchase of small tools and equipment. Galls provides a local store front for customer support and an on-line ordering system to provide financial oversight and streamline ordering for the department.

Staff recommends the purchase of various Public Safety and Firehouse Uniforms, Supplies and Equipment from Galls LLC, in the estimated amount of \$41,000.00 as providing the best overall value to the City. Approval of this recommendation will establish an annual agreement with renewals.

Buy Board #524/17 / Wylie #W2019-5-I



Wylie City Council

AGENDA REPORT

Meeting Date: November 13, 2018
Department: WEDC
Prepared By: Sam Satterwhite
Date Prepared: October 31, 2018

Item Number: H
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 1

Subject

Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of September 30, 2018.

Recommendation

Motion to approve the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of September 30, 2018.

Discussion

The Wylie Economic Development Corporation (WEDC) Board of Directors approved the attached financials on October 31, 2018.

Wylie Economic Development Corporation
Statement of Net Position
As of September 30, 2018

Assets

Cash and cash equivalents	\$ 1,466,510.92	
Receivables	\$ 210,000.00	Note 1
Inventories	\$ 7,899,110.31	
Prepaid Items	\$ -	
Total Assets	\$ 9,575,621.23	

Deferred Outflows of Resources

Pensions	\$ 126,847.55
Total deferred outflows of resources	\$ 126,847.55

Liabilities

Accounts Payable and other current liabilities	\$ 28,196.83	
Unearned Revenue	\$ 120,000.00	Note 2
Non current liabilities:		
Due within one year	\$ 67,990.31	Note 3
Due in more than one year	\$ 3,559,066.61	
Total Liabilities	\$ 3,775,253.75	

Deferred Inflows of Resources

Pensions	\$ (1,989.41)
Total deferred inflows of resources	\$ (1,989.41)

Net Position

Net investment in capital assets	\$ -
Unrestricted	\$ 5,929,204.44
Total Net Position	\$ 5,929,204.44

Note 1: Includes incentives in the form of forgivable loans for \$210,000

Note 2: Exco amortization; deposits from rental property

Note 3: Liabilities due within one year includes compensated absences of \$63,028

Note 4: The WEDC provides monetary incentives to companies to relocate/expand within the City of Wylie. At September 30, 2018, these commitments totaled \$538,189

BALANCE SHEET

AS OF: SEPTEMBER 30TH, 2018

111-WYLIE ECONOMIC DEVEL CORP

ACCOUNT#	TITLE	
ASSETS		
1000-10110	CLAIM ON CASH AND CASH EQUIV.	1,464,510.92
1000-10115	CASH - WEDC - INWOOD	0.00
1000-10135	ESCROW	0.00
1000-10180	DEPOSITS	2,000.00
1000-10198	OTHER - MISC CLEARING	0.00
1000-10341	TEXPOOL	0.00
1000-10343	LOGIC	0.00
1000-10481	INTEREST RECEIVABLE	0.00
1000-11511	ACCTS REC - MISC	0.00
1000-11517	ACCTS REC - SALES TAX	0.00
1000-12810	LEASE PAYMENTS RECEIVABLE	0.00
1000-12950	LOAN PROCEEDS RECEIVABLE	0.00
1000-12996	LOAN RECEIVABLE	0.00
1000-12997	ACCTS REC - JTM TECH	0.00
1000-12998	ACCTS REC - FORGIVEABLE LOANS	210,000.00
1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
1000-14116	INVENTORY - LAND & BUILDINGS	7,899,110.31
1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00
1000-14310	PREPAID EXPENSES - MISC	0.00
1000-14410	DEFERRED OUTFLOWS	538,188.87
		<hr/>
		10,113,810.10
		<hr/>
TOTAL ASSETS		10,113,810.10
<hr/>		
LIABILITIES		
2000-20110	FEDERAL INCOME TAX PAYABLE	0.00
2000-20111	MEDICARE PAYABLE	0.00
2000-20112	CHILD SUPPORT PAYABLE	0.00
2000-20113	CREDIT UNION PAYABLE	0.00
2000-20114	IRS LEVY PAYABLE	0.00
2000-20115	NATIONWIDE DEFERRED COMP	0.00
2000-20116	HEALTH INSUR PAY-EMPLOYEE	0.01
2000-20117	TMRS PAYABLE	0.00
2000-20118	ROTH IRA PAYABLE	0.00
2000-20119	WORKERS COMP PAYABLE	0.00
2000-20120	FICA PAYABLE	0.00
2000-20121	TEC PAYABLE	0.00
2000-20122	STUDENT LOAN LEVY PAYABLE	0.00
2000-20123	ALIMONY PAYABLE	0.00
2000-20124	BANKRUPTCY PAYABLE	0.00
2000-20125	VALIC DEFERRED COMP	0.00
2000-20126	ICMA PAYABLE	0.00
2000-20127	EMP. LEGAL SERVICES PAYABLE	0.00
2000-20130	FLEXIBLE SPENDING ACCOUNT	1,874.94
2000-20131	EDWARD JONES DEFERRED COMP	0.00
2000-20132	EMP CARE FLITE	12.00
2000-20151	ACCRUED WAGES PAYABLE	0.00
2000-20180	ADDIT EMPLOYEE INSUR PAY	48.00
2000-20199	MISC PAYROLL PAYABLE	0.00

111-WYLIE ECONOMIC DEVEL CORP

ACCOUNT#	TITLE	
2000-20201	AP PENDING	27,895.75
2000-20210	ACCOUNTS PAYABLE	0.00
2000-20530	PROPERTY TAXES PAYABLE	0.00
2000-20540	NOTES PAYABLE	538,188.87
2000-20810	DUE TO GENERAL FUND	0.00
2000-22270	DEFERRED INFLOW	117,000.00
2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00
2000-22280	DEFERRED INFLOW - LEASE INT	0.00
2000-22915	RENTAL DEPOSITS	3,000.00
TOTAL LIABILITIES		688,019.57
EQUITY		
=====		
3000-34110	FUND BALANCE - RESERVED	0.00
3000-34590	FUND BALANCE-UNRESERV/UNDESIG	9,727,718.57
TOTAL BEGINNING EQUITY		9,727,718.57
TOTAL REVENUE		2,488,680.34
TOTAL EXPENSES		2,790,608.38
REVENUE OVER/ (UNDER) EXPENSES		(301,928.04)
TOTAL EQUITY & OVER/ (UNDER)		9,425,790.53
TOTAL LIABILITIES, EQUITY & OVER/ (UNDER)		10,113,810.10
=====		

BALANCE SHEET

AS OF: SEPTEMBER 30TH, 2018

922-GEN LONG TERM DEBT (WEDC)

ACCOUNT#	TITLE		
ASSETS			
=====			
1000-10312	GOVERNMENT NOTES	0.00	
1000-18110	LOAN - WEDC	0.00	
1000-18120	LOAN - BIRMINGHAM	0.00	
1000-18210	AMOUNT TO BE PROVIDED	0.00	
1000-18220	BIRMINGHAM LOAN	0.00	
1000-19050	DEF OUTFLOW - CONTRIBUTIONS	33,377.29	
1000-19075	DEF OUTFLOW - INVESTMENT EXP	21,519.48	
1000-19100	DEF OUTFLOW - ACT EXP/ASSUMP	71,950.78	
1000-19125	(GAIN)/LOSS ON ASSUMPTION CHG(	1,989.41)	
			124,858.14
TOTAL ASSETS			124,858.14
=====			
LIABILITIES			
=====			
2000-20310	COMPENSATED ABSENCES PAYABLE	27,851.88	
2000-20311	COMP ABSENCES PAYABLE-CURRENT	63,028.00	
2000-21410	ACCRUED INTEREST PAYABLE	4,847.65	
2000-28205	WEDC LOANS/CURRENT	114.66	
2000-28220	BIRMINGHAM LOAN	0.00	
2000-28230	INWOOD LOAN	0.00	
2000-28232	ANB LOAN/EDGE	0.00	
2000-28233	ANB LOAN/PEDDICORD WHITE	486,231.80	
2000-28234	ANB LOAN/RANDACK HUGHES	0.00	
2000-28235	ANB LOAN	0.00	
2000-28236	ANB CONSTRUCTION LOAN	0.00	
2000-28237	ANB LOAN/ WOODBRIDGE PARKWAY	401,725.96	
2000-28238	ANB LOAN/BUCHANAN	79,151.81	
2000-28239	ANB LOAN/JONES:HOBART PAYOFF	95,009.40	
2000-28240	HUGHES LOAN	0.00	
2000-28245	ANB LOAN/DALLAS WHIRLPOOL	2,000,000.00	
2000-28247	JARRARD LOAN	256,732.59	
2000-28250	CITY OF WYLIE LOAN	0.00	
2000-28260	PRIME KUTS LOAN	0.00	
2000-28270	BOWLAND/ANDERSON LOAN	0.00	
2000-28280	CAPITAL ONE CAZAD LOAN	0.00	
2000-28290	HOBART/COMMERCE LOAN	0.00	
2000-29150	NET PENSION LIABILITY	212,363.17	
TOTAL LIABILITIES			3,627,056.92
=====			
EQUITY			
=====			
3000-34590	FUND BALANCE-UNRESERV/UNDESIG(	4,330,772.30)	
3000-35900	UNRESTRICTED NET POSITION	(114,969.00)	
TOTAL BEGINNING EQUITY			(4,445,741.30)
=====			
TOTAL REVENUE		0.00	
TOTAL EXPENSES		(943,542.52)	

BALANCE SHEET

AS OF: SEPTEMBER 30TH, 2018

922-GEN LONG TERM DEBT (WEDC)

ACCOUNT#

TITLE

REVENUE OVER/(UNDER) EXPENSES

943,542.52

TOTAL EQUITY & OVER/(UNDER)

(3,502,198.78)

TOTAL LIABILITIES, EQUITY & OVER/(UNDER)

124,858.14

CITY OF WYLIE
REVENUE AND EXPENSE REPORT - (UNAUDITED)
AS OF: SEPTEMBER 30TH, 2018

111-WYLIE ECONOMIC DEVEL CORP
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>							
TAXES	2,831,474.00	213,425.79	0.00	2,078,860.94	0.00	752,613.06	73.42
INTERGOVERNMENTAL REV.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INTEREST INCOME	14,957.88	914.59	0.00	61,372.37	0.00	(46,414.49)	410.30
MISCELLANEOUS INCOME	1,606,020.00	15,305.00	0.00	348,447.03	0.00	1,257,572.97	21.70
OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	4,452,451.88	229,645.38	0.00	2,488,680.34	0.00	1,963,771.54	55.89
<u>EXPENDITURE SUMMARY</u>							
DEVELOPMENT CORP-WEDC	4,859,259.00	201,272.53	0.00	2,790,608.38	6,640.00	2,062,010.62	57.57
TOTAL EXPENDITURES	4,859,259.00	201,272.53	0.00	2,790,608.38	6,640.00	2,062,010.62	57.57
REVENUE OVER/ (UNDER) EXPENDITURES	(406,807.12)	28,372.85	0.00	(301,928.04)	(6,640.00)	(98,239.08)	75.85

111-WYLIE ECONOMIC DEVEL CORP
REVENUES

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>TAXES</u>							
4000-40150 REV IN LEIU OF TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-40210 SALES TAX	2,831,474.00	213,425.79	0.00	2,078,860.94	0.00	752,613.06	73.42
TOTAL TAXES	2,831,474.00	213,425.79	0.00	2,078,860.94	0.00	752,613.06	73.42
<u>INTERGOVERNMENTAL REV.</u>							
4000-43518 380 ECONOMIC AGREEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTERGOVERNMENTAL REV.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>INTEREST INCOME</u>							
4000-46050 CERTIFICATE OF DEPOSIT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-46110 ALLOCATED INTEREST EARNINGS	3,000.00	914.59	0.00	5,819.65	0.00	2,819.65	193.99
4000-46140 TEXPOOL INTEREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-46143 LOGIC INTEREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-46150 INTEREST EARNINGS	2,502.66	0.00	0.00	1,205.16	0.00	1,297.50	48.16
4000-46160 LOAN REPAYMENT (PRINCIPAL)	9,455.22	0.00	0.00	54,347.56	0.00	44,892.34	574.79
4000-46210 BANK MONEY MARKET INTEREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST INCOME	14,957.88	914.59	0.00	61,372.37	0.00	46,414.49	410.30
<u>MISCELLANEOUS INCOME</u>							
4000-48110 RENTAL INCOME	103,200.00	15,305.00	0.00	121,995.00	0.00	18,795.00	118.21
4000-48310 RECOVERY - PRIOR YEAR EXPEN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-48410 MISCELLANEOUS INCOME	0.00	0.00	0.00	1,000.21	0.00	1,000.21	0.00
4000-48430 GAIN/(LOSS) SALE OF CAP ASS	1,502,820.00	0.00	0.00	225,451.82	0.00	1,277,368.18	15.00
TOTAL MISCELLANEOUS INCOME	1,606,020.00	15,305.00	0.00	348,447.03	0.00	1,257,572.97	21.70
<u>OTHER FINANCING SOURCES</u>							
4000-49160 TRANSFER FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-49325 BANK NOTE PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-49550 LEASE PRINCIPAL PAYMENTS (O	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-49600 INSURANCE RECOVERIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>TOTAL REVENUES</u>							
	4,452,451.88	229,645.38	0.00	2,488,680.34	0.00	1,963,771.54	55.89

CITY OF WYLIE
REVENUE AND EXPENSE REPORT - (UNAUDITED)
AS OF: SEPTEMBER 30TH, 2018

111-WYLIE ECONOMIC DEVEL CORP
DEVELOPMENT CORP-WEDC
DEPARTMENTAL EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>PERSONNEL SERVICES</u>							
5611-51110 SALARIES	284,473.00	21,833.46	0.00	289,513.81	0.00 (	5,040.81)	101.77
5611-51130 OVERTIME	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51140 LONGEVITY PAY	1,309.00	0.00	0.00	1,300.00	0.00	9.00	99.31
5611-51145 SICK LEAVE BUYBACK	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51160 CERTIFICATION INCENTIVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51170 PARAMEDIC INCENTIVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51210 CAR ALLOWANCE	12,600.00	969.26	0.00	12,392.68	0.00	207.32	98.35
5611-51220 PHONE ALLOWANCE	4,656.00	0.00	0.00	4,656.00	0.00	0.00	100.00
5611-51230 CLOTHING ALLOWANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51260 MOVING ALLOWANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51310 TMRS	44,996.00	3,494.13	0.00	46,573.92	0.00 (	1,577.92)	103.51
5611-51410 HOSPITAL & LIFE INSURANCE	36,671.00	3,146.36	0.00	37,802.52	0.00 (	1,131.52)	103.09
5611-51415 EXECUTIVE HEALTH PLAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51420 LONG-TERM DISABILITY	1,622.00	0.00	0.00	996.87	0.00	625.13	61.46
5611-51440 FICA	18,500.00	1,018.59	0.00	15,568.01	0.00	2,931.99	84.15
5611-51450 MEDICARE	4,327.00	320.52	0.00	4,236.36	0.00	90.64	97.91
5611-51470 WORKERS COMP PREMIUM	786.00	0.00	0.00	419.48	0.00	366.52	53.37
5611-51480 UNEMPLOYMENT COMP (TWC)	810.00	9.45	0.00	495.45	0.00	314.55	61.17
TOTAL PERSONNEL SERVICES	410,750.00	30,791.77	0.00	413,955.10	0.00 (	3,205.10)	100.78
<u>SUPPLIES</u>							
5611-52010 OFFICE SUPPLIES	16,140.00	7,794.65	0.00	14,354.59	0.00	1,785.41	88.94
5611-52040 POSTAGE & FREIGHT	980.00	78.00	0.00	236.08	0.00	743.92	24.09
5611-52130 TOOLS/ EQUIP (NON-CAPITAL)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-52810 FOOD SUPPLIES	2,250.00 (	30.57)	0.00	1,934.65	0.00	315.35	85.98
5611-52990 OTHER	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES	19,370.00	7,842.08	0.00	16,525.32	0.00	2,844.68	85.31
<u>MATERIALS FOR MAINTENANC</u>							
5611-54630 TOOLS & EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-54810 COMPUTER HARD/SOFTWARE	3,000.00	0.00	0.00	2,196.83	0.00	803.17	73.23
5611-54990 OTHER	5,000.00	4,630.50	0.00	4,630.50	0.00	369.50	92.61
TOTAL MATERIALS FOR MAINTENANC	8,000.00	4,630.50	0.00	6,827.33	0.00	1,172.67	85.34
<u>CONTRACTUAL SERVICES</u>							
5611-56030 INCENTIVES	972,014.00	71,412.04	0.00	688,838.96	0.00	283,175.04	70.87
5611-56040 SPECIAL SERVICES	276,276.00	14,836.52	0.00	262,057.31	0.00	14,218.69	94.85
5611-56080 ADVERTISING	146,355.00	18,790.00	0.00	83,164.00	6,640.00	56,551.00	61.36
5611-56090 COMMUNITY DEVELOPMENT	52,350.00	45.00	0.00	52,117.31	0.00	232.69	99.56
5611-56110 COMMUNICATIONS	9,936.00	628.74	0.00	8,479.35	0.00	1,456.65	85.34
5611-56180 RENTAL	29,328.00	388.00	0.00	29,530.50	0.00 (	202.50)	100.69
5611-56210 TRAVEL & TRAINING	36,450.00	4,266.68	0.00	24,814.36	0.00	11,635.64	68.08
5611-56250 DUES & SUBSCRIPTIONS	29,598.00	710.67	0.00	28,394.42	0.00	1,203.58	95.93
5611-56310 INSURANCE	3,810.00	0.00	0.00	2,772.47	0.00	1,037.53	72.77
5611-56510 AUDIT & LEGAL SERVICES	48,055.00	3,330.00	0.00	50,917.73	0.00 (	2,862.73)	105.96
5611-56570 ENGINEERING/ARCHITECTURAL	30,000.00	5,183.16	0.00	21,055.75	0.00	8,944.25	70.19
5611-56610 UTILITIES-ELECTRIC	4,900.00	437.00	0.00	3,516.08	0.00	1,383.92	71.76
TOTAL CONTRACTUAL SERVICES	1,639,072.00	120,027.81	0.00	1,255,658.24	6,640.00	376,773.76	77.01

CITY OF WYLIE
REVENUE AND EXPENSE REPORT - (UNAUDITED)
AS OF: SEPTEMBER 30TH, 2018

111-WYLIE ECONOMIC DEVEL CORP
DEVELOPMENT CORP-WEDC
DEPARTMENTAL EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>DEBT SERVICE & CAP. REPL</u>							
5611-57110 DEBT SERVICE	1,065,637.93	0.00	0.00	0.00	0.00	1,065,637.93	0.00
5611-57410 PRINCIPAL PAYMENT	804,320.52	27,197.63	0.00	943,554.42	0.00	(139,233.90)	117.31
5611-57415 INTEREST EXPENSE	139,877.55	10,782.74	0.00	154,087.97	0.00	(14,210.42)	110.16
5611-57710 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE & CAP. REPL	2,009,836.00	37,980.37	0.00	1,097,642.39	0.00	912,193.61	54.61
<u>CAPITAL OUTLAY</u>							
5611-58110 LAND-PURCHASE PRICE	770,231.00	0.00	0.00	573,844.35	0.00	196,386.65	74.50
5611-58120 DEVELOPMENT FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-58150 LAND-BETTERMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-58210 STREETS & ALLEYS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-58410 SANITARY SEWER	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-58810 COMPUTER HARD/SOFTWARE	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
5611-58830 FURNITURE & FIXTURES	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
5611-58910 BUILDINGS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-58995 CONTRA CAPITAL OUTLAY	0.00	0.00	0.00	(573,844.35)	0.00	573,844.35	0.00
TOTAL CAPITAL OUTLAY	772,231.00	0.00	0.00	0.00	0.00	772,231.00	0.00
<u>OTHER FINANCING (USES)</u>							
5611-59111 TRANSFER TO GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-59190 TRANSFER TO THOROUGHFARE IMP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-59430 TRANSFER TO CAPITAL PROJ FU	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-59990 PROJECT ACCOUNTING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER FINANCING (USES)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<hr/>							
TOTAL DEVELOPMENT CORP-WEDC	4,859,259.00	201,272.53	0.00	2,790,608.38	6,640.00	2,062,010.62	57.57
<hr/>							
TOTAL EXPENDITURES	4,859,259.00	201,272.53	0.00	2,790,608.38	6,640.00	2,062,010.62	57.57
<hr/>							
REVENUE OVER (UNDER) EXPENDITURES	(406,807.12)	28,372.85	0.00	(301,928.04)	(6,640.00)	(98,239.08)	75.85

*** END OF REPORT ***

Wylie Economic Development Corporation
Balance Sheet Sub Ledger
September 30, 2018

Notes Payable

		Date of Purchase	Payment	Beginning Bal.	Principal	Interest	Rate of Interest	Principal Balance
September 1, 2018								3,362,567.77
ANBTX -88130976	WOODBIDGE PKWY (#49 of 80)	8/15/14	13,267.93	414,512.28	12,337.32	930.16	2.61	402,174.96
ANBTX -88148481	BUCHANAN (#49 of 60)	8/13/14	7,331.95	86,212.91	7,061.10	270.85	3.77	79,151.81
ANBTX - 88149711	PEDDICORD / WHITE (#45 OF 60)	12/12/14	7,382.45	491,892.21	5,660.83	1,721.62	4.20	486,231.38
ANBTX - 88158043	K&M / HOBART (#36 of 48)	9/2/15	8,745.25	111,079.40	8,374.99	370.26	4.00	102,704.41
ANBTX - 88158357	DALLAS WHIRLPOOL (#22 of 60)	11/22/16	varies	2,000,000.00	0.00	6,888.89	4.00	2,000,000.00
JARRARD	GRAYS AUTO (#21 OF 120)	12/1/16	3,109.15	258,870.97	2,138.38	970.77	4.50	256,732.59
September 30, 2018					<u>\$35,572.62</u>	<u>\$11,152.55</u>		<u>3,326,995.15</u>

Wylie Economic Development Corporation
Inventory Subledger
September 30, 2018

Inventory - Land

		Date of Pur.	Address	Acreage	Improvements		Cost Basis	Sub-totals
Cooper	McMasters	7/12/05	709 Cooper	0.48		n/a	\$202,045	
	Heath	12/28/05	706 Cooper	0.46	\$32,005	3,625	186,934	
	Perry	9/13/06	707 Cooper	0.49		Demo	200,224	
	Bowland/Anderson	10/9/07	Cooper Dr.	0.37		n/a	106,419	
	KCS	8/1/08	Cooper Dr.	0.41		n/a	60,208	
	Duel Products	9/7/12	704 Cooper Dr.	0.50		n/a	127,452	
	Randack	10/23/12	711-713 Cooper Dr.	1.09	217,500	8,880	400,334	
	Lot 2R3	7/24/14	Cooper Dr.	0.95		n/a	29,056	\$1,312,672
Industrial Ct.	Ind Ct -Hwy 78	7/06 - 4/16	Ind Ct -Hwy 78	1.45		n/a	924,486	
	Jarrard	12/22/16	201 Industrial Ct	0.29	32,893	3,900	300,493	1,224,979
Regency	Regency Pk.	6/4/10	25 Steel Road	0.65		n/a	25,171	25,171
Commerce	Hobart Investments	11/12/13	Commerce	1.60		n/a	156,820	
	Hobart	1/6/14	605 Commerce	1.07	396,263	20,000	386,380	
	Dallas Whirlpools	11/22/16	900-908 Kirby	4.79		10,000	2,182,080	2,725,280
Downtown	Heath	3/17/14	104 N. Jackson	0.17		Demo	220,034	
	Udoh	2/12/14	109 Marble	0.17		n/a	70,330	
	Peddicord	12/12/14	100 W. Oak St	0.35	155,984	4,444	486,032	
	City Lot	12/12/14	108/110 Jackson	0.35		n/a		
	Jones (K&M)	9/3/15	106 N. Birmingham	0.21	42,314	4,125	190,596	
	FBC Lot	6/15/16	111 N. Ballard St	0.20		n/a	150,964	
	McMillan	8/24/17	105 N. Jackson	0.26		n/a	89,482	1,207,438
Alanis	White Property (Alanis)	12/12/14	Alanis	6.63		n/a	420,336	420,336
South Ballard	Birmingham Trust	6/3/15	505 - 607 S. Ballard	1.12		n/a	409,390	409,390
Squire	Gallagher	3/14/18	Squire-lot 2-4	2.67		6,000	573,844	573,844
Total				26.72	\$876,959	60,974	\$7,899,110	\$7,899,110

*A Journal entry was made by auditors to adjust the cost of the Hughes land by \$4,638.79. This amount was for taxes owed and not part of land value.

*Prime Kuts total purchase price was \$306,664.45. The distribution between 207 Industrial and R.O.W. purchased was developed by Seller for tax purposes.

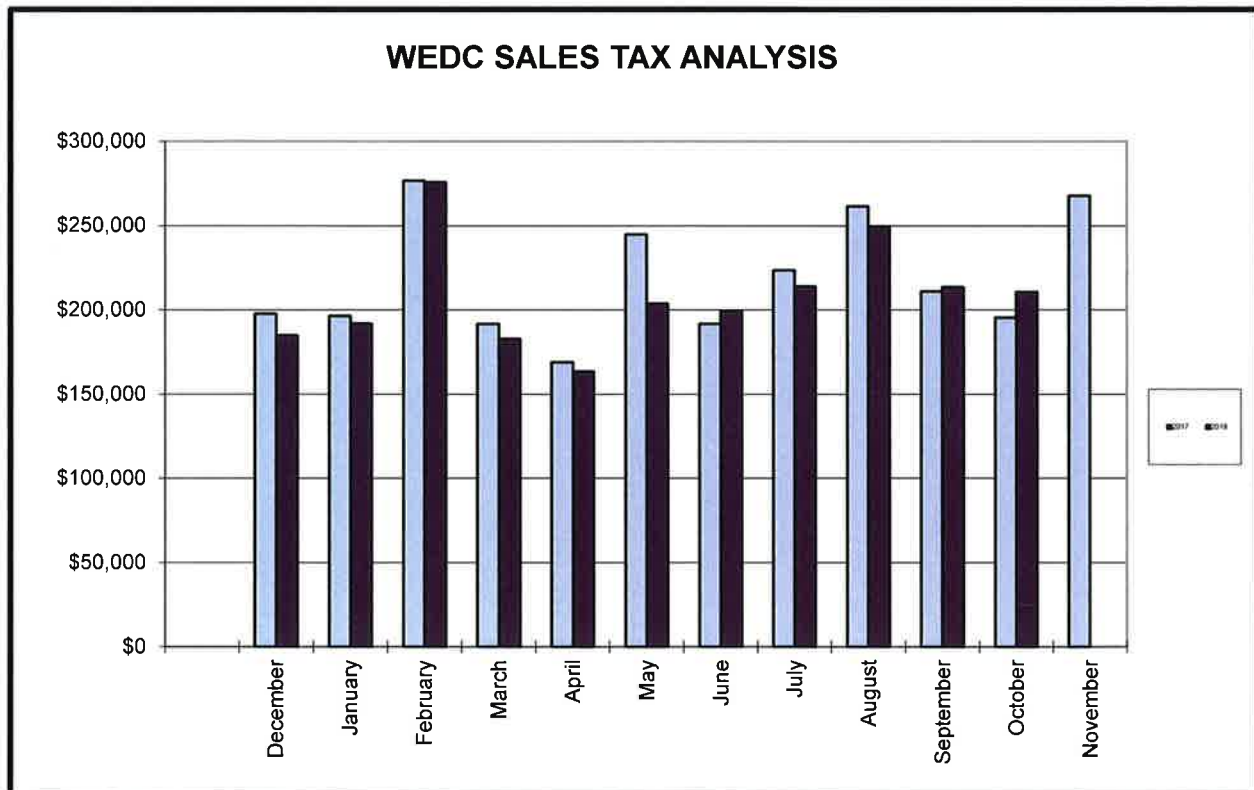
(**) Costs Basis adjusted for partial sale of property (.28 acres or 22.76% of the property at a cost basis of \$170,755.53).

WYLIE ECONOMIC DEVELOPMENT CORPORATION

SALES TAX REVENUE

FOR THE MONTH OF OCTOBER 2018

MONTH	WEDC 2016	WEDC 2017	WEDC 2018	DIFF 17 VS 18	% DIFF 17 VS 18
DECEMBER	\$166,418	\$197,808	\$184,849	-\$12,959	-6.55%
JANUARY	163,463	196,347	191,896	-4,452	-2.27%
FEBRUARY	260,166	276,698	275,668	-1,030	-0.37%
MARCH	167,082	191,648	182,852	-8,795	-4.59%
APRIL	154,920	168,844	163,485	-5,359	-3.17%
MAY	238,646	244,816	203,707	-41,109	-16.79%
JUNE	180,194	191,732	199,412	7,680	4.01%
JULY	212,620	223,571	213,977	-9,594	-4.29%
AUGUST	268,976	261,573	249,590	-11,983	-4.58%
SEPTEMBER	197,339	210,974	213,426	2,452	1.16%
OCTOBER	201,506	195,549	210,702	15,153	7.75%
NOVEMBER	270,426	267,816			
Sub-Total	\$2,481,757	\$2,627,376	\$2,289,563	-\$69,997	-2.97%
AUDIT ADJ					
TOTAL	\$2,481,757	\$2,627,376	\$2,289,563	-\$69,997	-2.97%





Wylie City Council

AGENDA REPORT

Meeting Date: November 13, 2018
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: November 7, 2018

Item Number: 1
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 1

Subject

Hold a Public Hearing and consider, and act upon, approval of a Replat of Lot 2, Block A, Greenway-78 Addition creating Lots 2R & 4, Block A, Greenway-78 Addition, for commercial uses on 2.036 acres located approximately 900 ft west of the intersection of State Highway 78 and FM 544.

Recommendation

Motion to approve a Replat of Lot 2, Block A, Greenway-78 Addition creating Lots 2R & 4, Block A, Greenway-78 Addition, for commercial uses on 2.036 acres located approximately 900 ft west of the intersection of State Highway 78 and FM 544.

Discussion

OWNER: Greenway-Columbia LP

APPLICANT: Winkelmann & Associates, Inc.

The property totals 2.036 acres and will create two commercial lots by subdividing Lot 2, Block A, Greenway-78 Addition and creating Lots 2R & 4, Block A, Greenway-78 Addition.

Lot 2R measures 0.858 acres and Lot 4 measures 1.178 acres. The purpose of this replat is to allow for the development of a Jiffy Lube auto service shop that measures 2,984 square feet on Lot 2R.

A site plan for the Jiffy Lube was approved by the Planning and Zoning Commission on November 6, 2018.

This replat will be providing the proper access, utility, & fire lane easements.

The Commission voted 6-0 to recommend approval of the request subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

[illegible]



Wylie City Council

AGENDA REPORT

Meeting Date:	<u>November 13, 2018</u>	Item Number:	<u>Work Session</u>
Department:	<u>Public Works</u>		<u>(City Secretary's Use Only)</u>
Prepared By:	<u>Public Works</u>	Account Code:	<u></u>
Date Prepared:	<u>November 5, 2018</u>	Exhibits:	<u></u>

Subject

Hold Work Session concerning the proposed Thoroughfare Plan.

Recommendation

N/A

Discussion

Impact Fees are authorized under Chapter 395 of the Texas Local Government Code and are defined as a charge imposed against new development to pay for the off-site construction or expansion of infrastructure facilities that are necessitated by and benefit the new development. Roadway Impact Fees are specifically for roadway improvement projects necessary to reduce congestion and provide for efficient travel to accommodate new growth. Legislatively, Roadway Impact Fees may only consider arterial and collector status roads on the City's official Thoroughfare Plan. Statutory requirements mandate that impact fees be based on a specific list of improvements identified in the Capital Improvements Plan (CIP) and must be updated at least every 5 years. Only the cost attributed (and necessitated) by new growth over a ten-year period may be considered. In order to assess appropriate Roadway Impact Fees, the City has asked Birkhoff, Hendricks & Carter LLP to perform an update to the CIP and Thoroughfare Plan. Approval of a revised Thoroughfare Plan will provide direction for the CIP update, and ultimately assist in completing an Impact Fee analysis.

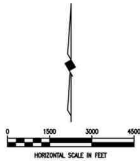
City staff is looking to the City Council for any suggested changes to the proposed Thoroughfare Plan prior to presentation to Council for approval of this document. Dashed items indicate future roadway alignments and the notes in yellow outline all of the suggested changes from the 2014 City of Wylie Thoroughfare Plan. In addition, a few small changes have been made to the map since the last City Council meeting. The collector roadway south of McMillen Road has been shifted east away from the floodplain area, more detail has been shared on intentions at the Sanden Blvd & Hwy 78 intersection, and a note was added stressing that Ballard Avenue has been downgraded from a 6-lane to 4-lane section since the 2014 Thoroughfare Plan between the City limit and KC Southern Railroad.

DRAFT

CITY OF WYLIE
THOROUGHFARE PLAN
RECOMMENDATIONS

DATE: NOVEMBER 6, 2018





BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE Firm No. 526; TBPLS Firm No. 10031800
11910 Greenville Ave., Suite 600
Dallas, Texas 75243 (214) 361-7900



LEGEND

- Principal Thoroughfare (Type A)
6-Lanes Divided
- Major Thoroughfare (Type B)
120' R.O.W. 6-Lanes Divided
- Secondary Thoroughfare (Type C)
100' R.O.W. 4-Lanes
- Collector (Type D)
65' R.O.W. 2-Lanes
- Downtown Collector
80' R.O.W. 2-Lanes with Parking

*Dotted lines represent future roadway alignment

**CITY OF WYLIE
THOROUGHFARE PLAN
RECOMMENDATIONS**

DATE: MARCH, 2014

